

**EUCALYPTUS GROVE OWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING**

July 13, 2017 (6PM)

**7610 Hollister Ave, Goleta (Meeting Room)
(Subject to Board's Approval)**

Board members present: Craig Nicholson, Joe Mora, Gia Ippolito, Howard Lange and Cathy Leyva .

Homeowners present: Sarah R. #209, Adam R, #118, and Quan M. #114

Management: James Nguyen of Bartlein & Company, Inc.

Scribe: Matt Mora

Call to Order: Meeting called to order at around 6:00PM

Owners Requests:

Sarah R. #209: Owners kitchen floor has a significant slope. Contractor believes it's a foundation issue, if so then the association is responsible for the foundation and sub-floor and the owner is responsible for the floor covering. The association will coordinate a meeting with owner and the Grove's contractor to figure out the problem and proceed from there.

Adam R. #118: Leak from common drainpipe, owner is asking for reimbursement from board for damages caused by the leak. Board told owner association is responsible for fixing the common pipe and replacing any drywall cut out to repair the pipe, the rest is up to the owner. Owner said his insurance wouldn't cover it and board suggested he try and ask them again.

Quan M. #114: Wants to know when association will fix the downspout above his unit. Leaked last winter and has noticed it hasn't been repaired. Board told owner they are aware of it and will make sure repair is expedited.

Approval of Prior Meeting Minutes (6/8/17) Joe motioned to approve the prior minutes. Cathy seconded. Unanimously approved.

Landscape Report: More maintenance, 7638 irrigation mainline blew and was repaired, Concrete around 7624 and 7626 and around the pool area in progress and almost complete.

Vendor Evaluation: Large Marborg dumpster brought in for residents to throw away large items was successful, dumpster packed when taken away. Shower valve at pool being fixed.

Treasurer's Report

	June 2017	YTD
Total Income	\$65,540.00	\$403,570.46
Op. Expenses	22,938.50	176,328.64
Reserve Expenditures	2,500.00	4,050.00
Total Expenditures	25,438.50	180,378.64
Transfer to Reserve	40,101.50	221,688.82
Transfer from Reserve	0.00	2,272.00
Balance in Savings	\$ 2,499,402.42	
Due from Unit Owners	\$ 15,917.50	
Total Assets	\$ 2,520,319.92	

Operating Expenses are about 11%+ below on cash basis

Treasurer's Report unanimously accepted (Joe moved & Cathy seconded)

Old Business:

- a. Updating governing documents: in progress.
- b. 7632 #347 front door: owner has yet to replace; James will ask Beachside to give a price to forward to owner.
- c. Sidewalk repair: ongoing
- d. Roofs/Gutters: in progress, new company to clean gutters.
- e. Siding repairs pending weather #335 and balcony deck and trim at #321: ongoing
- f. Asphalt: Cathy motions to ratify decision to go with Ramsey to remove & replace asphalt for \$339,955.30 over a two week period. Howard seconded. Unanimous. James to call the Bacara Resort to check on the availability of their overflow parking lot by the new retirement complex.
- g. Leak from 354 to 254: mold issue. No response.
- h. A/C request by #315: Request was denied
- i. #125 trellis and plants: Cathy motioned to have James contact brother, let him know for her well-being, Board will allow plants temporarily

until she vacates the unit, at which point he will need to remove the plants and return patio to original state. Joe seconded. Unanimous.

New Business

- a. #209 kitchen floor: see owner request.
- b. #118 leak: see owner request.
- c. Leak in #235 from own kitchen faucet (ins claim): Association not responsible, either plumbers insurance or owners. Board denied to file insurance claim.
- d. #225 trellis enclosure request: as long as it matches Association's policy, approved.
- e. Bat houses: in progress.
- f. HUD Regulation/ policy re harassment: Board discussed and will make every reasonable effort to comply with HUD requirements.
- g. Gutter/downspout: none.
- h. Recording liens: none
- i. Other items for next agenda. Approval of treadmill replacement.

Next Meeting 8/10/17 at 6PM, at 7610 meeting room

Meeting adjourned at 8:05 PM

Submitted by: Matt Mora